

**31 Kooba Street, Griffith, NSW, 2680**

**House For Sale**

Sunday, 3 November 2024

**SOUL**  
PROPERTY AGENTS

31 Kooba Street, Griffith, NSW, 2680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nathan Thomas

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## Welcome Home to North Griffith!

Auction Location: On Site

Discover the timeless beauty and vibrant community of North Griffith with this stunning property at 31 Kooba Street. Step beyond the lush, manicured front hedge and under a canopy of mature trees – a welcoming scene that instantly feels like home. Picture those warm summer evenings on the porch, with children playing nearby, and a sense of peace that feels miles away from the hustle and bustle.

Perfectly positioned in North Griffith's heart, you're just 80 meters from Jubilee Oval and a short 450-meter stroll to the thriving medical precinct.

This home boasts all the character you love about classic North Griffith cottages – soaring high ceilings, elegant cornices, and richly coloured, authentic timber floors. Relax in the spacious living room with a cozy gas fireplace, or gather in the north-facing dining room, complete with a timber heater and large, sunlit windows. The thoughtfully designed central kitchen, featuring generous prep space and a handy study nook, adds ease and functionality to your daily life.

At the front of the home, the main bedroom is bathed in morning sunlight and comes with a walk-in robe, providing a serene retreat to start and end your day.

Set on a generous block with established gardens and screening hedges, this property offers ample space to embrace indoor-outdoor living. A secure, lockable front gate leads to a double carport and a spacious shed/workshop – ideal for storage, projects, or hobbies.

31 Kooba Street isn't just a house; it's a place where memories are made, where friends and family feel welcome, and where you'll feel at home from the moment you arrive. We highly recommend booking an inspection soon.

For investors, potential rental income \$480.00 - \$500.00 per week